

REGULAR MEETING

MAYOR AND BOARD OF TRUSTEES, VILLAGE OF BURR RIDGE, IL

JUNE 9, 2008

CALL TO ORDER The Regular Meeting of the Mayor and Board of Trustees of June 9, 2008 was held in the Meeting Room of the Village Hall, 7660 County Line Road, Burr Ridge, Illinois and called to order at 7:00 p.m. by Mayor Grasso.

PLEDGE OF ALLEGIANCE was conducted by Grace Polka – Pleasantdale Elementary School.

ROLL CALL was taken by the Village Clerk and the results denoted the following present: Trustees Sodikoff, Wott, Paveza, Allen, Grela, DeClouette & Mayor Grasso. Also present were Village Administrator Steve Stricker, Community Development Director Doug Pollock, Police Chief Herb Timm, Public Works Director Paul May, Village Clerk Karen Thomas and Village Attorney Scott Uhler.

There being a quorum, the meeting was open to official business.

AUDIENCE There were none at this time.

CONSENT AGENDA – OMNIBUS VOTE After reading the Consent Agenda by the President, motion was made by Trustee Wott and seconded by Trustee Paveza that the Consent Agenda – Omnibus Vote, (attached as Exhibit A), and the recommendations indicated for each respective item, be hereby approved.

On Roll Call, Vote Was:

AYES: 6 – Trustees Wott, Paveza, Grela, Allen, Sodikoff & DeClouette

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

MINUTES – REGULAR MEETING OF MAY 27, 2008 were approved for publication under the Consent Agenda by Omnibus Vote.

MINUTES – (DRAFT) VETERANS MEMORIAL COMMITTEE MEETING OF MAY 28, 2008 were noted as received and filed under the Consent Agenda by Omnibus Vote.

MINUTES – (DRAFT) ENVIRONMENTAL QUALITY COMMISSION MEETING OF MAY 28, 2008 were noted as received and filed under the Consent Agenda by Omnibus Vote.

RESOLUTION ADOPTING THE PREVAILING WAGE RATE FOR LABORERS, WORKERS AND MECHANICS EMPLOYED IN PUBLIC WORKS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS The Board, under the



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Consent Agenda by Omnibus Vote, adopted the Resolution authorizing the prevailing wage rates for construction workers in Cook and DuPage Counties.

THIS IS RESOLUTION R-16-08

VOUCHERS in the amount of \$85,853.12 for the period ending June 9, 2008 and payroll in the amount of \$186,169.76 for the period ending May 31, 2008 were approved for payment under the Consent Agenda by Omnibus Vote.

AWARD OF CONTRACT TO WILLIAMS ARCHITECTS FOR ARCHITECTURAL SERVICES RELATED TO CONSTRUCTION OF A NEW POLICE FACILITY

Village Administrator Steve Stricker explained that this item was tabled from the May 27 meeting. He said we have a proposed contract with Williams Architects to perform architectural services to construct a Police facility. The contract is based on an estimated \$7.4 million total project cost, with an estimated construction cost of \$6.3 million. He stated that based on those figures the cost of architectural fees will be \$615,000, or 7.3% of construction cost, whichever is higher, plus \$58,000 in reimbursable expenses. If the actual construction cost is lower than \$6.3 million, the architectural fee will remain at \$615,000, if it exceeds the \$6.3 million the fees may increase. The \$7.4 million total project cost contemplates a one-story building on a slab and a change in the project scope would significantly increase the cost of the project as well as the architectural fees.

In answer to Trustee Paveza, Mr. Bushhouse stated that they have found over the years that their work does tie in pretty closely with the cost of project. If it requires more design and time, then the costs go higher. If the Board decided to increase the budget for this project sometime in the future to add features or to improve the building it would take more time and they would charge more.

Mr. Stricker asked if the project came in \$300,000 higher and Williams was told the Village does not want to spend that, would you re-design it at your cost.

In answer to Mr. Stricker, Mr. Bushhouse answered that the estimators will work to keep the project scope in line so the costs and the Board's approved amount are together. If when the bids are open, there is a clause in the contract that states if it is a certain amount over what they estimated, at the Village's discretion, Williams will re-draw the plans at their cost and re-bid the project.

In answer Trustee DeClouette, Mr. Bushhouse said the contract does layout a list of basic deliverables that they will provide. It also indicates meetings and their responsibilities for engineering work, civil, electrical, plumbing etc.

Trustee Wott talked about the two-story Police facility in Hickory Hills.

Mr. Stricker stated that the police department actually went to Hickory Hills and took pictures which he showed at this point. It is a two story building but sort of like a walkout. The second story is



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actually the lower level built into the ground.

Trustee Wott stated her point with the Hickory Hills facility is that they initially got an \$8.2 million bid and were able to drop it down for a total price of \$4 million. It's a square building, 18,000 sq. ft., two levels. It has a 911 area which this Village could use for something else. Why does everything have to be on the first floor? Is it more cost effective? That goes against everything she has ever learned when building her home. Going up was cheaper than spreading out.

Mr. Stricker explained that Mr. Bushhouse has stated that he cannot do it for that cost (that building was built in 2003 vs. what will be 2009 costs). He continued that Greg Trzupsek, Plan Commission Chairman has been working with the police department, looking at different scenarios.

Mr. Trzupsek talked about the Hickory Hills facility. In the Village's case, there were a number of functions that need to be on the first floor, so plans for a two story building always had a larger ground floor than the second floor which loses the economy of going straight up. He said he laid out a one story scheme of 18,000 square feet on one floor which would be the most economical. Why force the police department to live with two floors when one floor functions better than two floors? He said that at approximately \$250.00 per square foot the cost would be about \$5 million. This is just construction cost not the site work.

In answer to Trustee Wott's point, Mr. Trzupsek said this is not a house. In this case, the basement is a big ticket item because you are digging around the perimeter for a foundation wall along with the added cost of stairs and an elevator.

In answer to Trustee Wott, Mr. Bushhouse said this is traditional not design build. Williams designs it and puts it out to bid for contractors. The lowest responsible bidder gets the job and builds it. Williams stays involved, working with the owner and staff to oversee the project.

Mr. Stricker said that at some point the Board has to decide whether or not to bring IPM back and at what point in the project. He said he has spoken to them a few times and they seem to be in agreement with the numbers being talked about. He has not heard anything different regarding one vs. two stories. The Village has a contract with them based on the old scope of work which would have to be revised.

In answer to Trustee DeClouette, Mr. Stricker answered that IPM was hired for another set of eyes on the project to make sure the Village was going in the right direction. It's over and above what would normally be needed and it is up to the Board to decide whether or not the extra money should be spent. Their purpose is, when the building is designed, to look and suggest ways to save money. The thought was in order for them to have a better understanding, include them in early in the process and throughout the entire process.

Mayor Grasso explained the architect will do the design and all the drawings and engineering. IPM

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is an "owner's rep". They are paid to "watch" the architect and everyone else to make sure things are being done on time and Village money is not being wasted.

In answer to Trustee Wott, Mr. Bushhouse stated that he has worked with many owners' reps over the years and what has been said is part of what they do; they also take the burden off staff. It's not unusual during construction for an architect and general contractor to disagree with each other; the owner's rep can help the Village understand the issues.

Mayor Grasso commented to Mr. Bushhouse that one of the Board's concern is if the scope of the project goes down significantly, why doesn't his fee go down?

Mr. Bushhouse said that the contract does state that if the basic parameters of the project change significantly, then there would need to be some discussion. If you're going from a 20,000 sq. ft. building down to a 14,000 sq. ft. building that clause is certainly applicable and he would sit down with staff and talk about the change and absolutely the numbers would change.

Trustee Sodikoff asked if the Village were to have an owner's rep and use the Village staff could money be saved on the administration phase, which is another \$200,000+? Is that a reasonable request?

Mr. Bushhouse said that history has shown it is not in the Village's best interest. This creates a difficult time controlling a general contractor to stay on with what he is supposed to do. If you tell your engineers and architects to go away during construction their liability would start to go down because they are not there to enforce what they drew and you can't hold them responsible as much for what you actually end up doing.

Trustee Grela said even with a detailed set of plans there are still questions that arise. It's necessary to make sure that everything is being built according to the approved plans and not waivering far off that plan. As to the need for IPM – unless a supervisor or a top administration person can be dedicated to the project to make those decisions that might arise, and still complete the function of their particular assigned tasks during the day, the answer is absolutely.

Mark Bushhouse said professional cost estimators look over what these things cost in today's market and built in 2009 as best as can be estimated. Having done a number of facilities like this, the numbers he is presenting have happened. There are ways to drive down the first costs but the long term costs tend to climb. Williams will redraw the building if it comes in over budget. They work constantly with their construction people trying to find ways to do the work better, faster. Williams will spend the Village's money carefully and are responsible for doing so.

Mr. Stricker said he would like to have something in the contract to say if the project bids out less than the \$6.3 million at what point would be enough for him to change his fee. Is \$500,000 enough to talk about the fee? Is \$250,000 enough to talk?

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Mr. Bushhouse said a quarter million could be a bidding anomaly. He would be happy to say if they hit \$500,000 they will sit down and re-do their fee.

Mr. Stricker said that he is asking the Board to approve the contract contingent upon final review by the attorney.

Mayor Grasso suggested that IRMA also review the contract.

In answer to Mr. Stricker, Mayor Grasso said this evening he would promote the idea of having an owner's rep. That decision does not need to be made yet.

Motion was made by Trustee Grela and seconded by Trustee Paveza to accept the contract with the provision that in the event the construction cost is \$500,000 under the \$6.3 million, negotiations in good faith will occur to reduce the architectural fee and also contingent upon the final review of contract language by the Village attorney.

In answer to Trustee Wott, Mr. Stricker said the only thing being agreed to is spending the \$76,000 for schematic design which will come back to the Board for approval.

Trustee Paveza wanted to make sure that Mark Bushhouse will be coming back to the Board again to get input after the schematics are complete.

Mayor Grasso said, yes, but the general discussion was that there will be a much smaller design committee and he was looking for volunteers. As of now, he will be on the committee along with Greg Trzupke, Bob Grela, with input from staff, the Chief and the architect.

Trustee Wott said she wants to be sure that everyone understands that what is being agreed to is a building at a cost of \$6.3 million with a total potential cost of \$7.4 million for the project.

On Roll Call, Vote Was:

AYES: 6 – Trustees Grela, Paveza, Wott, Sodikoff, Allen & DeClouette

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

**AWARD OF CONTRACT TO HITCHCOCK DESIGN GROUP FOR PREPARATION OF
FINAL PLANS FOR THE COUNTY LINE ROAD/BURR RIDGE PARKWAY
INTERSECTION LANDSCAPING PROJECT**

Village Administrator Steve Stricker said this item was discussed at the last meeting and staff was authorized to move forward to the next phase. In order to get Hitchcock to provide the necessary



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work to get into this next phase the cost is \$44,000 and that is included in the estimated project cost of \$488,000. He said the money is coming from the hotel/motel tax fund and the pathway fund.

Mr. Stricker said that the subject of utility plans was brought up at the last meeting. He asked Hitchcock to show what they had looked at when drawing up these plans and, indeed, they did talk to staff and some of the utility companies to get some basic information. They did not design this plan without taking into account the utilities. There is no question there are utilities in this intersection but Hitchcock feels confident that any of the foundation work they have to do, especially for the signs and so forth, can be done. Staff feels comfortable and confident that what has been designed, can be built and there will be a minimum of interference and problems in the foreseeable future if utilities have to be dug up.

Trustee Grela asked about the meetings between County Line Square, Harris Bank and Max and Erma's, as far as positioning of the trees.

Mr. Stricker answered that some meetings have been held and others are being scheduled.

In answer to Trustee DeClouette, Mr. Stricker said included in this plan is the wayfinding sign on County Line Road and the improvements to some of the other signs.

Motion was made by Trustee Wott and seconded by Trustee Paveza to award a contract to Hitchcock Design Group in an amount not to exceed \$44,000 for preparation of final plans for the County Line Road/Burr Ridge Parkway intersection landscaping.

On Roll Call, Vote Was:

AYES: 6 – Trustees Wott, Paveza, Allen, Grela, DeClouette & Sodikoff

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

RECOMMENDATION TO AWARD CONTRACT FOR 2008 ROAD PROGRAM

Paul May, Director of Public Works, explained that four bids were received for the 2008 Road Program. The low bid of \$720,597.31 from Fiala Paving was under budget. The streets on the program for this summer are the Parkview Subdivision, 63rd and Grant Streets, Longwood Court, 74th Street adjacent to Pleasantdale School, Madison Street between 91st and 97th, South Frontage Road by Rt. 83 and Madison Street under I-55.

Motion was made by Trustee Allen and seconded by Trustee Grela to award a contract to Fiala Paving Company of Bolingbrook in the amount of \$720,597.31 for the 2008 Road Program.

On Roll Call, Vote Was:



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AYES: 6 – Trustees Allen, Grela, DeClouette, Sodikoff, Wott & Paveza

NAYS: 0 – None

ABSENT: 0 – None

There being six affirmative votes, the motion carried.

UPDATE ON COMPLETION OF CABERNET COURT PROPERTIES

Mayor Grasso explained that Cabernet Court are the very substantial homes that sit north of Plainfield on County Line Road that have been unfinished for many years. Staff has been asked to aggressively pursue, along with counsel, getting these completed. There are court orders in place requiring completion of the exteriors of those building.

Doug Pollock, Community Development Director, reminded the Board that these homes were originally permitted prior to the establishment of the one year deadline for exterior improvements so they were never subject to that requirement. In the summer of 2007 staff was able to issue property maintenance violations and cited the owners for failing to properly maintain the two homes. Last fall the court issued a deadline of May of 2008, to complete the exterior structure, the driveways, the final grading, soil stabilization (grass, turf or seed) and the removal of construction fencing. In May of 2008, the court continued that to June 4 and last week, once again, the court continued the status update hearing to July 3rd.

Mr. Pollock continued to say that staff was somewhat disappointed that it was continued automatically without any further penalties. He believes there has been adequate time to complete the work but, on the other hand, the owners and their contactors have made progress. One of the homes' exterior façade is completed and the other home's exterior façade has had some progress. However, none of the soil stabilization or final grading has been completed so the appearance is still of two unfinished homes. It will be the Village's recommendation at the July 3rd hearing that the court impose maximum fines and penalties as is appropriate, if the homes are finished.

In answer to Trustee Allen, Mr. Pollock said the Village's primary interest is the physical side of the properties and having them look complete. Staff has no control over if anyone lives there or who lives there.

Mayor Grasso explained that these permits go back to the late 1990's and that the owners are not residents of the Village. He has made it clear to them the Village would do everything they could legally do to get at least the facades and the grounds within standards. They both intend to have the houses sold. He has asked the attorney to press the court as hard as possible and he intends to go to the July 3 meeting on behalf of the Village if things are not complete by then.

UPDATE ON COMPLETION OF 6501 COUNTY LINE ROAD PROPERTY



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Mr. Stricker explained that the deadline for exterior completion of this home is June 12. They have made substantial progress toward completing the exterior improvements. His concern is that they may not be complete on June 12. He recommended that they be allowed an extension to the next Board meeting at which time any additional fees could be discussed. The Ordinance allows four extensions, which they have been given and they have paid \$30,000 in additional fees. The Ordinance is silent as to what happens after the fourth extension. This would be new territory and the Board should be prepared to discuss it at the June 23 meeting. He continued that it would not make sense to stop them on the 12th only to wait a week and a half to discuss it with them on the 23rd. Hopefully they will be further along, if not complete by the 23rd.

Mayor Grasso explained this is the very substantial home being built at the southeast corner of Plainfield and County Line Road. This item should be on the agenda for the June 23rd meeting with recommendations and options.

Motion was made by Trustee Wott and seconded by Trustee Allen to grant an extension for the completion of the exterior improvements for the home at 6501 County Line Road to the June 23 meeting.

On Voice Vote, the motion carried.

OTHER CONSIDERATIONS

There was discussion about The Village Green not being complete in the Village Center. Mr. Stricker said that they were held up by the State for the permit to put in the fountains.

Mayor Grasso announced that June 13th and 14th is the Kohler Right Fit 5k Run. Trustee Wott said that the Classic Car Show is June 21st from 4-8 p.m.

AUDIENCE There were none at this time.

REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

Mayor Grasso reported that on June 17 at 7:00 p.m. there will be a meeting at the Marriott that he requested for residents who may be adversely affected by the transmission line culling of the trees by ComEd which the Village seems to have very little control over. He commends ComEd for having this meeting at Village request. Letters have been sent to the residents who might be affected to come and ask their questions. This is not a trimming program; this is removal of trees.

Mayor Grasso reported that he asked OPUS about putting some more signage along Burr Ridge Parkway directing people to the parking and parking garages.

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Mayor Grasso has sent a letter to Congresswoman Biggert renewing a long standing request that the Village gets its own zip code. Also, he believed the Village has received approval from Cook County to lower the speed limit on County Line Road, north of Plainfield, in front of the Burr Ridge Club and King Bruwaert.

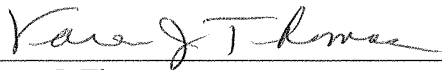
Trustee Allen reported that the Village Center has changed security groups. He also reported that he attended the Burr Ridge Park District's meeting regarding their 5 year plan.

Trustee Grela congratulated the Burr Ridge 14U Girls Softball Team for their tournament win.

ADJOURNMENT Motion was made by Trustee Wott and seconded by Trustee Allen that the Regular Meeting of June 9, 2008 be adjourned.

On Voice Vote the motion carried and the Regular Meeting was adjourned at 8:35 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.



Karen J. Thomas
Village Clerk
Burr Ridge, Illinois

APPROVED BY the President and Board of Trustees this 23rd day of June,
2008.



**AGENDA
REGULAR MEETING – MAYOR & BOARD OF TRUSTEES
VILLAGE OF BURR RIDGE**

**June 9, 2008
7:00 p.m.**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE – Grace Polka
Pleasantdale Elementary School**
- 2. ROLL CALL**
- 3. AUDIENCE**
- 4. CONSENT AGENDA – OMNIBUS VOTE**

All items listed with an asterisk (*) are considered routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so request, in which event the item will be removed from the Consent Agenda.

5. MINUTES

- *A. Approval of Regular Meeting of May 27, 2008
- *B. Receive and File Draft Veterans Memorial Committee Meeting of May 28, 2008
- *C. Receive and File Draft Environmental Quality Commission Meeting of May 28, 2008

6. ORDINANCES

7. RESOLUTIONS

- *A. Adoption of Resolution Adopting the Prevailing Wage Rate for Laborers, Workers and Mechanics Employed in Public Works of the Village of Burr Ridge, Cook and DuPage Counties, Illinois

8. CONSIDERATIONS

- A. Consideration of Award of Contract to Williams Architects for Architectural Services Related to Construction of a New Police Facility
- B. Consideration of Recommendation to Award Contract to Hitchcock Design Group for Preparation of Final Plans for the County Line Road/Burr Ridge Parkway Intersection Landscaping Project
- C. Consideration of Recommendation to Award Contract for 2008 Road Program
- D. Update on Completion of Cabernet Court Properties

EXHIBIT

A

- E. Update on Completion of 6501 County Line Road Property
- *F. Approval of Vendor List
- G. Other Considerations – For Announcement, Deliberation and/or Discussion Only – No Official Action will be Taken

9. AUDIENCE

10. REPORTS AND COMMUNICATIONS FROM VILLAGE OFFICIALS

11. ADJOURNMENT